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North Pickering Project

Phase III

Modified Concept Plans

Introduction

Between June and September 1974, the public reviewed 12 initial alternative concepts for North Pickering and provided comments and ideas regarding its size and general form.

These ideas were incorporated in the evaluation of the preliminary concepts and have become guidelines for the current phase of planning.

Public comments also identified areas in which compromises or trade-offs must be made. For example, depending upon the location chosen for urban development, a substantial amount of agricultural land can be preserved and servicing costs can be minimized.

This paper expresses these ideas as goals and objectives for planning.

The guidelines which have been adopted are listed as 9 Goals and Objectives which can be achieved whatever form the final plan takes. Three Modified Planning Concepts are displayed at the end of this paper. All are consistent with Goals 1 to 9. Each one however, embodies differing planning aims. Conflicting aims cannot all be met to the same degree in the same plan. There must be compromises. The relative importance of these aims needs to be determined in order to measure the comparative merits of the several plans.

The purpose of this paper, therefore, is to ask the public to express their thoughts on the relative importance of the planning aims. These responses will be utilized along with the detailed technical studies in the evaluation of these Modified Phase III Concept Plans and in the subsequent development of the final plans.

In considering the relative merits of each concept, please refer to the Consequences or Trade-offs listed with each concept.

A response form is provided to enable you to indicate the degree of importance you attach to each of the planning aims. Also you are requested to indicate which concept you prefer.

In order that your views can be given full consideration, please return the form no later than

December 2, 1974 to:

The Public Participation Section,
North Pickering Project,
Ministry of Housing,
10th floor, 950 Yonge St.
Toronto, M7A 1Y7

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Ministry of
Housing

Hon. Donald R. Irvine, Minister
R. M. Warren, Deputy Minister

Goals and Objectives

As explained in the introduction, the background studies and evaluation of the Phase II Preliminary Planning Concepts have led to the formulation of goals and objectives to be satisfied in the preparation of Modified Concept Plans. These are listed below. In each case, the broad goal is stated first with its implied planning objective(s) following in *italics*.

GOAL 1 To achieve a size for the New Community that ensures:

- The provision of adequate community facilities,
- Its financial viability,
- The establishment of a diverse economic base, and
- A significant increase in the housing stock in the Toronto-Centred Region.

OBJECTIVE (i) *To achieve a basic population level of from 70,000 to 90,000 people in the New Community.*

GOAL 2 To build a New Community in which residents may conveniently choose to both live and work.

OBJECTIVE (ii) *To balance the number of jobs with the size of the labour force living in the New Community.*

OBJECTIVE (iii) *To provide a wide range of job opportunities in office, professional and industrial employment.*

OBJECTIVE (iv) *To encourage at least 50 percent of the New Community's resident labour force to both live and work in North Pickering.*



GOAL 3 To preserve and enhance existing natural and human-made environmental features.

OBJECTIVE (i) To incorporate into the public open space network of the New Community all existing natural features of the site which have high value.

OBJECTIVE (ii) To ensure that wherever possible existing structures of architectural or historical significance are preserved in settings isolated and unaffected from other anticipated developments or are integrated into areas of compatible use and character.

GOAL 4 To ensure that the portion of the North Pickering site under development at any time

- Minimizes travel distance and times for internal trips,
- Facilitates the provision of services and utilities at reasonable cost, and
- Achieves a physically and visually cohesive urban fabric.

OBJECTIVE (i) To plan for the new urban development in a compact and concentrated pattern.

GOAL 5 To provide a range of locations in which industrial, business and institutional enterprises may be established, thereby providing residents of the New Community maximum opportunity for choice of places to work.

OBJECTIVE (i) To ensure that areas for non-residential land uses are allocated to provide for ranges of sizes, types and locations.

GOAL 6: To derive maximum benefit from the construction of regional transit facilities, should these be constructed between Metropolitan

Toronto, the proposed airport, and areas to the east.

OBJECTIVE (i) To incorporate in the Plan for the New Community a corridor to accommodate regional transit facilities with the potential for access points at locations convenient to areas of population or employment concentrations.

GOAL 7 To ensure the establishment of a commercially viable town centre capable of adequately meeting the needs of the population of the community.

OBJECTIVE (i) To provide a site for a town centre of sufficient size and appropriate location to ensure its development as the dominant focal point of commercial and institutional facilities of community-wide significance.

GOAL 8 To provide sufficient flexibility in the Plan to enable future residents of the New Community to participate in the detailed planning of its future development and growth.

OBJECTIVE (i) To provide a framework plan for a population of 70,000 to 90,000 persons, with a sufficient degree of flexibility to permit it to be refined or modified.

OBJECTIVE (ii) To ensure that the framework plan is capable of accommodating growth beyond that point in a variety of ways in keeping with initiatives or priorities that may arise in future years.

OBJECTIVE (iii) To ensure that planning of the existing hamlets can readily be accommodated within the framework plan for North Pickering.

GOAL 9 To ensure that the mix of housing stock in the New Community can accommodate persons with diverse social and economic characteristics, needs and desires.

OBJECTIVE (i) To ensure the development of the residential sectors of the New Community provides for a broad mix of dwelling types.

Phase III Modified Concept Plans



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Plan 1

LOCATION: East of the West Duffin Creek

Planning Aims

- (a) *Maximize retention of agricultural land.*
- (b) *Take advantage of economic opportunities generated by the proposed airport.*
- (c) *Maximize relationship of the New Community to south Pickering and the Region of Durham.*
- (d) *Maximize community identity and self containment.*
- (e) *Minimize impact on existing hamlets.*

Consequences or Trade-Offs

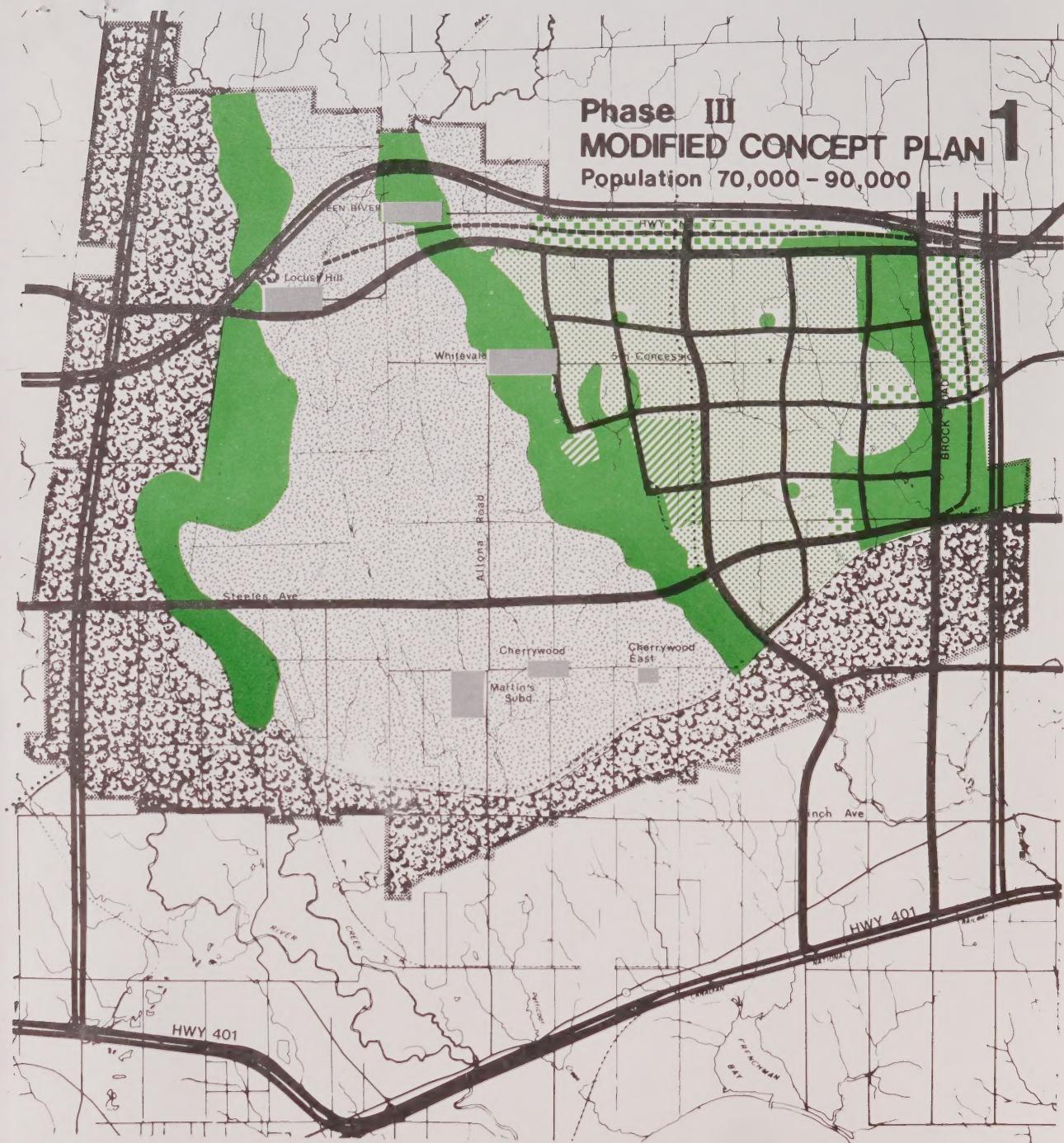
1. *Increased servicing and development costs because of remoteness of development from existing and proposed regional services.*
2. *No potential for possible growth without having to cross the West Duffin Creek.*
3. *Likely to adversely affect the main Duffin Watershed, and particularly its potential for cold water fisheries.*

ALLOCATION OF LAND

Residential 2,250 acres	Industrial 750 acres	Town Centre 250 acres	Secondary Centres 75 acres	Open Space, Rural, Agricultural & Other 13,875 acres
				
17,200 acres			8,000 acres	
INNER PLANNING AREA			OPEN SPACE SYSTEM	

Phase III
MODIFIED CONCEPT PLAN
Population 70,000 - 90,000

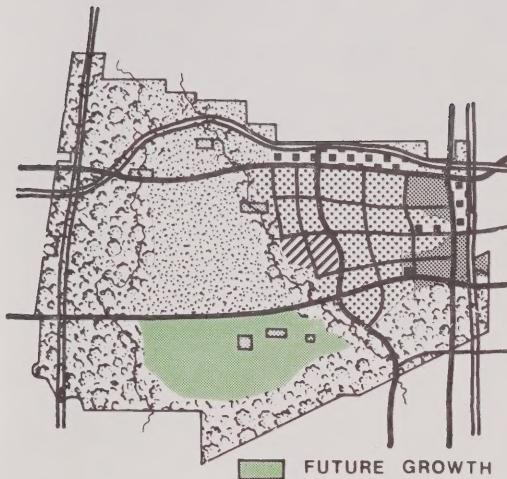
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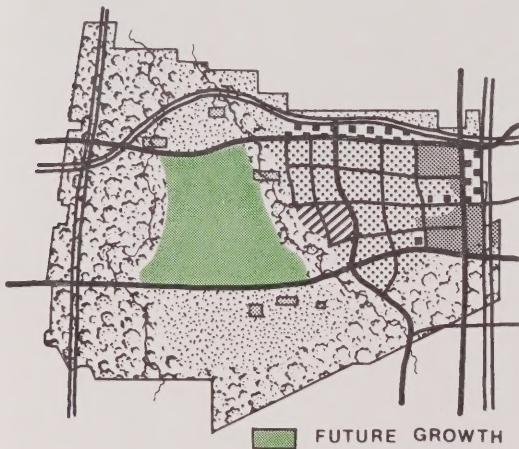
Plan 1

- RESIDENTIAL
- TOWN CENTRE
- SECONDARY CENTRES
- INDUSTRIAL

- EXISTING HAMLETS
- DESIGNATED OPEN SPACE SYSTEM
- MAJOR COMMUNITY OPEN SPACE
- RURAL AND AGRICULTURAL



IF GROWTH TAKES PLACE BEYOND A POPULATION
LEVEL OF 70,000 - 90,000 IT MIGHT OCCUR IN
EITHER OF THE WAYS ILLUSTRATED HERE.



POSSIBILITIES FOR GROWTH

- FREEWAY
- MAJOR ARTERIAL
- MINOR ARTERIAL
- REGIONAL TRANSIT
- RAIL LINE RELOCATION

Plan 2

LOCATION: Centred on the Petticoat Creek drainage basin.

Planning Aims Achieved in This Concept

- (a) *Minimize initial servicing and development costs.*
- (b) *Minimize adverse environmental impact by:*
 - (i) —minimizing crossings of the West Duffin Creek.
 - (ii) —concentrating intensive development in the Petticoat drainage system.
 - (iii)—removing most of the intensive development from the vicinity of the West Duffin Creek.
- (c) *Maximize the commercial potential of the town centre if additional growth beyond a population of 70,000 to 90,000 occurs as a result of priorities and initiatives taken at some future date.*
- (d) *Maximize linkages to Metro Toronto.*

Consequences or Trade-Offs

1. *Areas of high quality agricultural land will be developed for urban use.*
2. *Industrial areas are not well situated with respect to the proposed airport and the anticipated regional freeway network.*
3. *Cedar Grove, Martin's Subdivision, Cherrywood and Cherrywood East will be surrounded by new urban development.*

ALLOCATION OF LAND

Residential 2,250 acres	Industrial 750 acres	Town Centre 250 acres	Secondary Centres 75 acres	Open Space, Rural, Agricultural & Other 13,875 acres
				
17,200 acres			8,000 acres	
INNER PLANNING AREA			OPEN SPACE SYSTEM	

Phase III MODIFIED CONCEPT PLAN 2

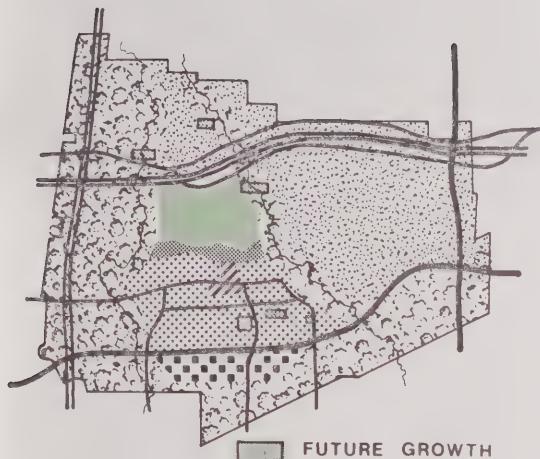
Population 70,000 - 90,000



Plan 2

- RESIDENTIAL
- TOWN CENTRE
- SECONDARY CENTRES
- INDUSTRIAL

- EXISTING HAMLETS
- DESIGNATED OPEN SPACE SYSTEM
- MAJOR COMMUNITY OPEN SPACE
- RURAL AND AGRICULTURAL



IF GROWTH TAKES PLACE BEYOND A POPULATION LEVEL OF 70,000 - 90,000 IT MIGHT OCCUR IN EITHER OF THE WAYS ILLUSTRATED HERE



POSSIBILITIES FOR GROWTH

- — — — **FREEWAY**
- — — — **MAJOR ARTERIAL**
- — — — **MINOR ARTERIAL**
- **REGIONAL TRANSIT**
- — — — **RAIL LINE RELOCATION**

Plan 3

LOCATION: Straddles the West Duffin Creek

Planning Aims

- (a) *Maximize flexibility for possible future growth, particularly in response to the uncertainty of the airport.*
- (b) *Take advantage of the West Duffin Creek as an amenity and major recreational feature, including the possibility of using a lake to serve a dual recreational and flood control use.*
- (c) *Retain best agricultural land free of urban development.*

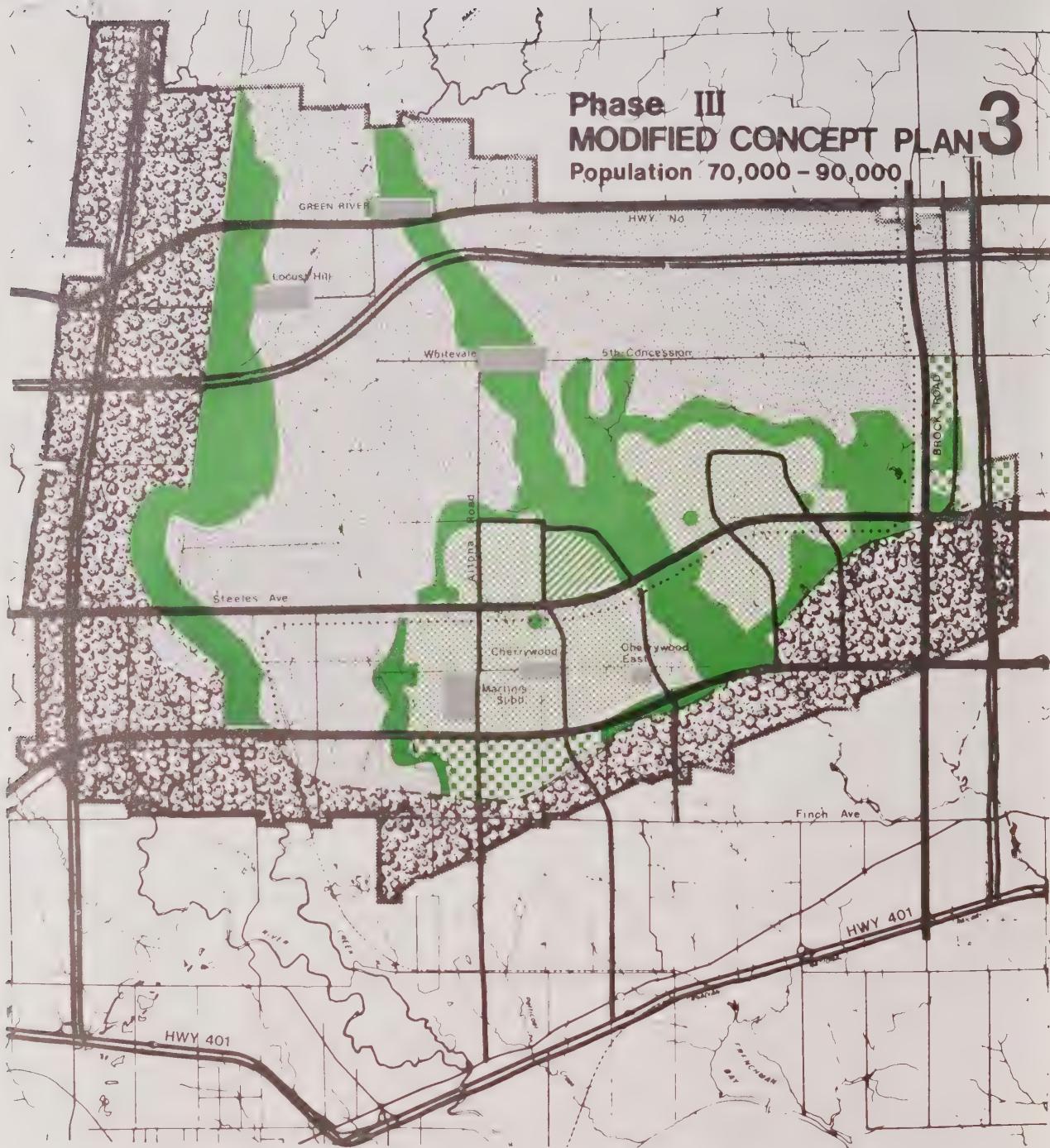
Consequences or Trade-Offs

1. *Increased servicing and transportation costs because of the connections required across the West Duffin Creek.*
2. *Likely to adversely affect the natural environmental character of the West Duffin Creek.*
3. *Does not achieve a compact, cohesive community.*

ALLOCATION OF LAND

Residential 2,250 acres	Industrial 750 acres	Town Centre 250 acres	Secondary Centres 75 acres	Open Space, Rural, Agricultural & Other 13,875 acres	
					
17,200 acres			8,000 acres		
INNER PLANNING AREA			OPEN SPACE SYSTEM		

**Phase III
MODIFIED CONCEPT PLAN 3**
Population 70,000 - 90,000



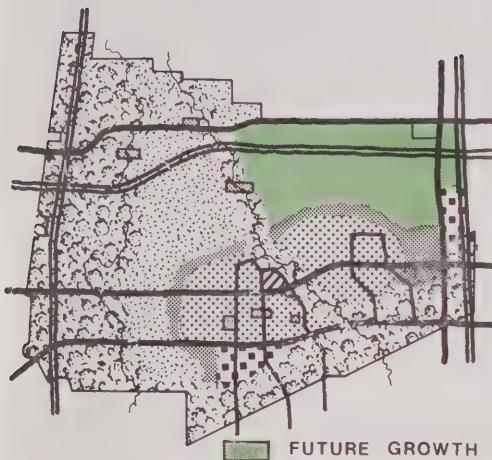
Plan 3



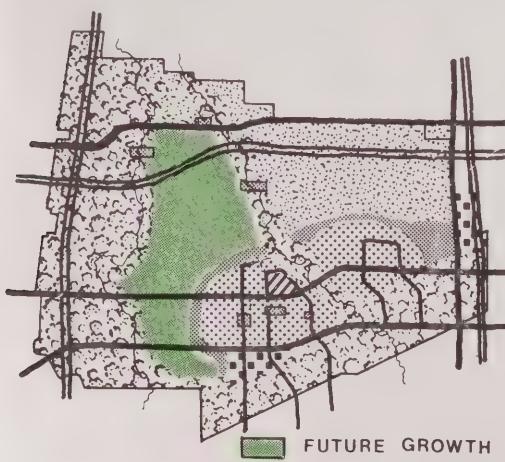
- RESIDENTIAL
- TOWN CENTRE
- SECONDARY CENTRES
- INDUSTRIAL



- EXISTING HAMLETS
- DESIGNATED OPEN SPACE SYSTEM
- MAJOR COMMUNITY OPEN SPACE
- RURAL AND AGRICULTURAL



IF GROWTH TAKES PLACE BEYOND A POPULATION LEVEL OF 70,000 - 90,000 IT MIGHT OCCUR IN EITHER OF THE WAYS ILLUSTRATED HERE.



POSSIBILITIES FOR GROWTH

- — — — — **FREEWAY**
- — — — — **MAJOR ARTERIAL**
- — — — — **MINOR ARTERIAL**
- **REGIONAL TRANSIT**
- — — — — **RAIL LINE RELOCATION**

North Pickering Project

Response Form

Phase III Modified Concept Plans

What do you think about these modified concept plans?

The North Pickering Project Team and Plantown Consultants Limited have arrived at a very important point in the preparation of Modified Concept Plans for the New Community. They have prepared the three basic concept plans illustrated in the brochure entitled "Phase III—Modified Concept Plans". Listed with these illustrations are the "Planning Aims" which the Planners used in their preparation. In order to evaluate the relative merits of these Concepts, we are asking you to give us your preferences.

The evaluation of these Concepts will consist of comments from individuals such as yourself. The planners will be undertaking detailed studies of the social, economic, environmental, transportation, servicing, and financial implications.

The planning must proceed according to a fixed timetable so that the Plan for North Pickering can be completed in the spring of 1975. In order to be given adequate consideration, this form should be returned not later than **MONDAY, DECEMBER 2, 1974.**

1. Please re-examine the three concepts and the planning aims for each. Then complete the following.

I like Concept _____ best.

I like Concept _____ least.

Please look at the list of planning aims for the Concept you like best.

Rank the planning aims by placing a number 1 in the box representing the one you consider most important, a "2" for the next and so on.

(a)

(c)

(e)

(b)

(d)

Next rank the planning aims of the Concept you like least, in the same way as above.

(a)

(c)

(e)

(b)

(d)

Finally, rank the "Planning Aims" for the remaining Concept.

(a)

(c)

(e)

(b)

(d)



2. Please give your general comments concerning the three concepts—

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.....
.....

3. Please indicate your place of residence by an "X" in the appropriate box:

on site; elsewhere in Pickering;
 Ajax; Oshawa; Whitby; Markham
 Scarborough; elsewhere in Metro Toronto;
 other (specify)

4. Please maintain/add/delete my name on your mailing list. (circle one)

Name Tel No.
Address
.....
.....

5. Please mail to:

Public Participation Section,
North Pickering Project,
Ministry of Housing
950 Yonge St., 10th floor,
TORONTO, M7A 1Y7

Tel: 965-9168



Oxford

 **ESSELTE**

10%

